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grantor therein in and to Parcels 1 and 2 above referred to and the entire interest in Parcels 3 and 4; the remaining one-half (1/2) interest in Parcels 1 and 2 having been acquired by the said Charles McAlister Jones as the only heir and next of kin of Mary E. Jones, who died May 11, 1936, and as more particularly referred to in an inventory of her said real estate in the Office of the Register of Wills of Frederick County in Liber M.F.S. 1, folio 535.

EXCEPTING THEREFROM AND THEREOUT the following conveyances, to-wit:

- 1. All that parcel containing 22 1/2 acres and 23 1/2 square perches of land, more or less, described and conveyed in a deed from Matthew Jones and Elizabeth A. Jones, his wife, unto Samuel Ecker, dated April 3, 1867, and recorded in Liber D.S.B. 1, folio 294.
- 2. All that piece or parcel of land situate on the west side of State Route No. 75 described and conveyed in a deed from Charles McAlister Jones and Rachel A. Jones, his wife, unto Edna M. A. Heinz, dated March 28, 1958, and recorded in Liber 597, folio 321.
- 3. All that parcel of land acquired to improve State Route 75 containing 5.25 acres, described and conveyed in a deed from Charles McA. Jones and Rachel A. Jones, his wife, to State Roads Commission of Maryland, dated October 18, 1966, and recorded in Liber 756, folio 360, all being Land Records of Frederick County, Maryland.

The quantity of land herein intended to be conveyed containing 53 acres, more or less.

BEING all and the same real estate which was conveyed unto John David Hannon by deed from Edith H. Elliot, dated February 23, 1972, and recorded in Liber 871, folio 267, one of the Land Records of Frederick County, Maryland.

BEING ALSO all and the same real estate conveyed by John David Hannon unto James E. Crosby and Muriel A. Crosby, his wife, by deed dated the 30th day of August, 1974, and intended to be recorded among the Land Records of Frederick County, Maryland, immediately prior to the recording of this mortgage.

Together with the buildings and improvements thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in any wise appertaining.

To Have and To Hold the said lot or parcel of ground, with the improvements and appurtenances aforesaid, unto the said Lincoln Leasing Corporation, its successors and assigns, in fee-simple, for all the residue of the term of years yet to come and unexpired therein, with the benefit of renewal thereof from time to time, forever.

Provided, that if the said James E. Crosby and Muriel A. Crosby, his wife, their heirs and assigns/executors, administrators, or assigns, shall well and truly pay or cause to be paid the aforesaid principal sum of \$ 25,850.00 and all the installments of interest thereon when and as each of them shall respectively be due and payable as aforesaid and shall perform each and all of the covenants herein on his part to be performed, then this Mortgage shall be void. -

And the said Mortgagor hereby assents to the passage of a decree for the sale of the property hereby mortgaged, after a default shall have occurred in any of the covenants or conditions of this mortgage as herein provided; and the said Mortgagor hereby also authorized the said Mortgagee, its successors or assigns, or Jacob D. Hornstein, Esquire, the duly authorized Attorney or Agent of the said Mortgagee, after any default ----shall have occurred in the covenants or conditions of this mortgage; to sell the hereby mortgaged property. Any such sale, whether under the above assent to a decree or under the above power of sale, shall be under the provisions of Article 21, Section4-106 of the Public General Laws of

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